

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, OCTOBER 9, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 6:05 pm.

Commission Members Present: Mr. Michael Beckendorf, Mr. Pete Bienski, Mr. Bobby Gutierrez, Mr. Scott Hickle, and Mr. Robert Swearingen.

Commission Members Absent: Mr. Leo Gonzalez, Ms. Nancy Hardeman, Mr. Kevin Krolczyk, and Mr. Prentiss Madison.

Staff Members Present: Ms. Janis Hampton, City Attorney; Mr. Randy Haynes, Senior Planner; Ms. Maggie Dalton, Staff Planner; and Ms. Megan Hancock, Staff Assistant.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Commissioners led the pledge.

3. HEAR CITIZENS.

No citizens came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit CU14-14: Raven Homes

A request for approval of a Conditional Use Permit, to allow a 650 square foot accessory dwelling unit on property in a Planned Development – Mixed Use (PD-M) zoning district, specifically on 1.1468 acres of land adjoining the north side of the terminus of Palmetto Trail, addressed as 3138 Palmetto Trail, northwest of its intersection with North Traditions Drive, being The Traditions Subdivision – Phase 15 in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

In response to questions, Ms. Dalton stated that she had received no public input.

The public hearing was opened.

Mr. Tom Allen, 4748 Johnson Creek Loop, College Station, applicant, stated he was the builder and that the owner was requesting to construct a pool house.

The public hearing was closed.

Commissioner Beckendorf moved to approve CU14-14 to allow a 650 square foot accessory dwelling unit on the subject property, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Bienski seconded the motion.

The motion passed unanimously.

6. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:10 p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 6th day of **November, 2014**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission